

**Town of Northwood
Planning Board Meeting
September 9, 2021**

DRAFT MINUTES

1 *Cases heard during this meeting:*

2 **CASE 21-4:** Chestnut and Cape

3

4 Chair Jandebaur called the meeting to order at 6:30 PM.

5

6 **Present:** Chair Tim Jandebaur, Vice Chair Joe McCaffrey, Selectman's Representative
7 Hal Kreider and (Alternate) Bob Strobel.

8 **Voting Designation:** Betty Smith, Tim Jandebaur, Joe McCaffrey, Hal Kreider and
9 Bob Strobel.

10 **Town Staff:** James Burdin, Town Planner and Linda Smith, Land Use Specialist.

11 **Case: 21-4 Site:** Chestnut and Cape, INC. Olde Canterbury Road Map 110 Lot 29.

12 Applicant proposes a Major Site Plan to build a 21-unit elderly home development on
13 the existing undeveloped lot.

14 **Case: 21-4 Sub:** Chestnut and Cape, INC. Olde Canterbury Road Map 110 Lot 29.

15 Applicant proposes a Major Subdivision to accommodate a 21-unit elderly home
16 development on the existing undeveloped lot.

17 Geoff Aleva from Civil Consultants was present to discuss the application. Chair
18 Jandebaur stated that they have received comments from the applicant in response to
19 the town engineer's peer review. Mr. Aleva stated that they have been discussing the
20 review comments with CMA, the town engineer. CMA issued a letter last week
21 indicating that they have no further issues with the project. Subsequent to that time,
22 they have received their NHDES Alteration of Terrain permit. A copy of that has been
23 sent to the town. They also have had a technical review committee meeting with the
24 Public Works Director, Code Enforcement Officer, Town Planner and the Town
25 Administrator. They discussed in particular the offsite roadway improvements to Olde
26 Canterbury Road where they went through the plan and discussed the provisions for
27 reclaiming and working on the pavement of the section from Route 107 out to where
28 the current pavement ends, and the proposed pavement where they have extending to
29 the project and just beyond the project along Olde Canterbury Road there. After that
30 meeting, Mr. Aleva and the applicant met with the fire chief and discussed fire cistern
31 requirements and they expect to have something from him fairly soon. There haven't
32 been any changes to the plan except for minor tweaks to the drainage. He stated that
33 they have also provided to the town copies of the offsite improvement guarantees. Mr.
34 Jandebaur stated that he had not yet seen the copies of the offsite improvement
35 guarantees. Ms. L. Smith stated that the normal process for getting the estimates for
36 the bonds are that it happens after the plan has been approved. The applicant is being
37 proactive, but it's not typically something that the Board usually sees ahead of the
38 approval. Mr. Aleva stated that there were also questions about lighting that have
39 come up. He stated that they went through some scenarios with the fire chief and let

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1 him know that they were not looking for pole lights throughout the development and
2 he was agreeable to that. Mr. Aleva presented some plans that indicated the mockup
3 of the units that shows the lights on the buildings themselves and they are under the
4 soffit and are downlit. Mr. Burdin stated just to clarify where they are with the
5 process, they had a TRC meeting on August 31. They were able to talk through some
6 things but at that point any further changes to the plans would not have met the 10-
7 day submission deadline to actually be reviewed by staff in time for tonight. Any of
8 this new material, he suggested to Mr. Aleva that he could present it, but Mr. Burdin
9 has not had a chance to do a thorough review or staff report of it yet. If the board feels
10 like they have enough information and that they are getting close to rendering a
11 decision, that he would be putting together one more staff report for them with
12 potential conditions of approval for the next meeting. Mr. Burdin asked Mr. Aleva if he
13 was going to provide the board with any other lighting information, or was he planning
14 to request a waiver? Mr. Aleva stated that his intent was to include a memo with the
15 next submission that gave a bit more detail.

16 Chair Jandebeur opened the public hearing.

17 **Martine Canfield, 102 School Street**

18 “Our three biggest concerns over this proposed 21-unit senior living condominium
19 project are:

- 20 1. Traffic safety and costs to the town for improving and maintaining Olde
21 Canterbury Road, since the project potentially adds between 21 and 42 people
22 as residents of this narrow road, of which only half its length is paved. And it’s
23 only a dirt road over a culvert, which also lacks guardrails or posted weight
24 limit restrictions. And we respectfully request that the entire Planning Board
25 visit this road with us present, so that we may point out our real safety
26 concerns over this road and the dangerous intersection with School Street. As
27 seniors in Northwood get progressively high discounts on their property taxes,
28 this senior living development will not be garnering the town that much in tax
29 revenue. And improving and maintaining Olde Canterbury Road will be costly.
- 30 2. We need to have written within the deeds to these units, a permanent
31 restriction that any of these residents of these 21 units be 62 years of age or
32 older. That should the condominium management company ever file for
33 bankruptcy, that this restriction never be reversed. We have a real concern that
34 this development has the potential to be a bait and switch situation just to
35 allow maximizing the number of units be built on this lot. Compared to other
36 senior living offerings in NH, this proposal is not business worthy. And to that
37 concern, our group of abutters has retained a real estate attorney that is
38 prepared to move forward and hold the town liable, as well as the Planning

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1 Board, if this turns into a bait and switch practice in terms of elderly not
2 moving in there and then selling off properties to non-elderly.
3 3. We would like to see upfront the proposed septic system design for these 21
4 two-bedroom units so that we can make sure it doesn't impact the nearby
5 wetlands in any negative way. It's very difficult to imagine with so little building
6 setback, how the septic field will be managed and maintained."

7 **Kimberly Blackey**

8 "I love my road; I love my field. I'm having a hard time. I moved her two years ago to
9 give my daughter a better life. We just got married, we have our perfect forever home,
10 which we can't sell because it's in the family (inaudible) that we have to stay here. The
11 road is really important to us. This little road has been this way forever and I'm just
12 having a really hard time with it. I just feel that it's not the right road for a 21-unit
13 development. At first it was 4 houses when it was going to be sold, If I had had the
14 money, I would have bought that field in 2 seconds. Now it's going to be elderly
15 housing which is great, I just think it's a lot for this road. It's a beautiful field, it's the
16 first field you see when you come into Northwood. That's the one I saw. Until you look
17 at the other side of Canterbury Road, it's getting developed on two sides now. That's
18 just sad too. I just think that it's not the right road for a big development like that.
19 There's no houses on it. My child lives on that road, and I know I sound selfish right
20 now because my child plays on that road and I don't have to worry about traffic on
21 that road. I just don't think it's the road for that type of traffic. I just have a hard time
22 losing that field. All of the technical stuff, you know like waste and water and I don't
23 know. I'm sure it has to go through everything. I am paying taxes on 3 acres of land
24 and its wetland. I can't use my land. I use what I can. Again, that's what I had to say."

25 Chair Jandebaur closed public comments, subject to reopening.

26 Mr. Kreider stated that he would find it helpful if they could get a summary of the
27 items of concerns that the abutters have brought up over the course of this
28 application. That way they could compare it to Mr. Burdin's spreadsheet to see if it's
29 being addressed.

30 Mr. Burdin stated that they received a written request to continue Case 21-4.

31 9-9-21

32 *Please extend timeline to at least the 10-14-21 Planning Board Meeting. This extends the*
33 *timeline.*

34 *Goeff Aleva*

35 *Civil Consultants*

36 *Northwood Elderly Housing Project/Chestnut and Cape*

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1 **Ms. B. Smith made a motion to continue Case 21-4 until October 14, 2021.**
2 **Selectman Kreider seconded. Motion carried 5/0**

3 **CIP**

4 Mr. Strobel stated that the only change that he recalls from the Department Head's
5 presentation was that the Fire Department radios were going to be covered by a grant.
6 Accordingly, he left the request in the CIP, and noted that it was grant funded and
7 removed the dollar cost. Chair Jandebaur noted that the library had asked to remove
8 the solar array request for now, and then add it back in next year. The amended CIP
9 was distributed to the Board. Chair Jandebaur stated that he would like to have a
10 public hearing on the CIP at the next meeting, September 23.

11 **Ms. B. Smith made a motion to approve the CIP as amended. Selectman Kreider**
12 **seconded. Motion carried 5/0**

13 **INTERNAL BUSINESS**

14 Ms. L. Smith asked if the Board would consider an amendment on the August 26
15 minutes. On the second page, line 5 she would like the word "resolve" changed to
16 "make, and on the same page, line 12 include "subject to approval by the building
17 inspector."

18 **Ms. B. Smith made a motion to amend the minutes of August 26, 2021.**
19 **Selectman Kreider seconded. Motion carried 5/0.**

20 Chair Jandebaur stated that it would be very helpful going forward if members could
21 inform staff if they are not going to make a meeting.

22 **Adjournment**

23 **Ms. B. Smith made a motion to adjourn at 7:50 pm. Selectman Kreider seconded.**
24 **Motion carried 5/0.**

25 ***Respectfully Submitted,***
26

27 
28 ***Susan Austin, Land Use Assistant.***